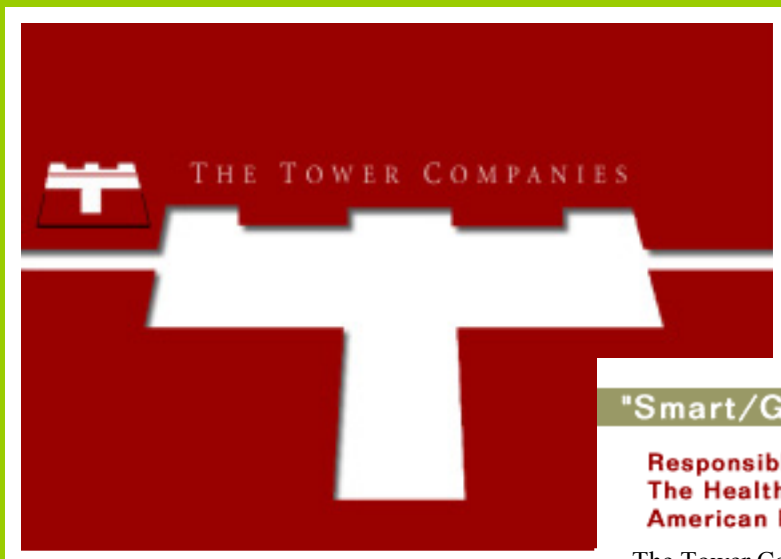


How did we get involved?

The Tower Companies

Charles Segerman, Director of Green Development

Telephone: (301)-984-7000



"Smart/Green" Offices

Responsible Office Design The Healthy Future of American Business

The Tower Companies advanced "smart/green," Super Class A office Environment, like The Millennium Building in Washington, DC and the Tower Building in MD, maximize occupant health, communication technology and energy efficiency. The Tower Companies advertise that their tenants are companies committed to the environment, and help these companies attract and retain employees with an innovative workplace.

The Tower Companies is a family-owned real estate development and management company, formed in 1947. Our mission is to create environmentally conscious buildings and communities with the goal of being ecologically sensitive while providing lasting benefits to those affected by our developments.



Millennium Building at 1909 K St. in Downtown, D.C.

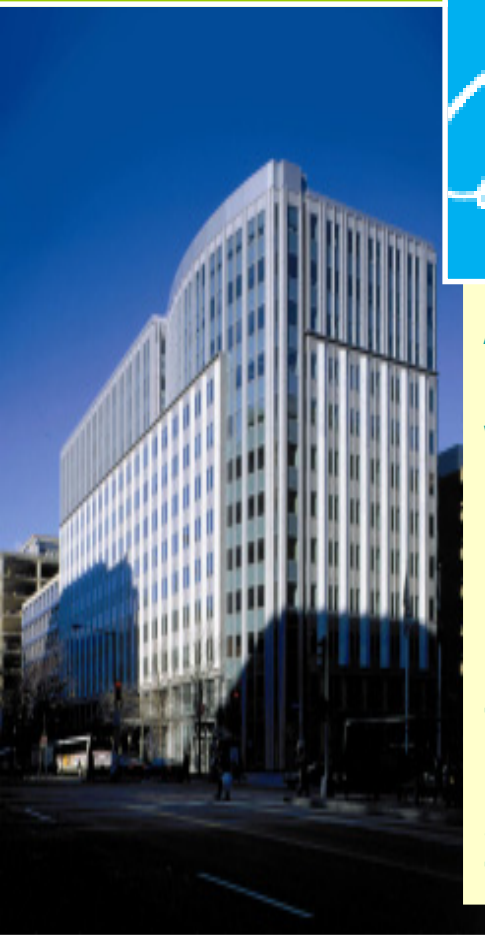


The Millennium building, originally built in the mid-1970s was an eight-story structure designed to facilitate reuse of materials and accommodate expansion. This enabled Tower Companies to keep the original structure while, adding 4 additional floors. In addition to keeping the same structural foundation, 20% of the building's facade was reused including: column/pilaster covers, brick, and street trees.

Tower was able to add an additional 80,000 sq. ft. to the building while, maintaining the same amount of electricity usage as prior to the renovation by utilizing sustainable design strategies!



Millennium Building- "Smart Green" Building



As a further commitment to sustainable energy, The Tower Companies is partnered with the U.S. EPA in the ENERGY STAR program because of our belief in the importance of demonstrating environmental leadership, and using energy efficiently.

ENERGY STAR is a voluntary EPA program that gives businesses and institutions the power to reduce the pollution that causes global warming while enhancing their financial value.





The Tower Building at Tower Oaks

Tower Oaks



Lobby Elevation in The Tower Building



Joseph Romm, founder and executive director of the Center for Energy and Climate Solutions in Annandale, VA says “The shape and orientation of [a] building already establishes up to 40 percent of the energy consumption.”

Such information combined with research involving Natural Law guided us to orientating the Tower Building to a due East direction. All entrances to the structured garage terminate by walking through the naturally day-lit lobby, which not only is free lighting, but also requires little or no additional electricity.

Notice the view of trees seen through the clear storefront entry doors on the West side, directly opposite the lobby as you enter the building, another feature of Natural Law.



View Through Plaza Level Lobby



Upper Lobby

The second floor was purposely reduced to allow for a two-story lobby space in order to give building occupants a grand sense of arrival. The naturally day-lit lobby contributes to the comfortable work environment, which studies show* can improve employee performance because of increased productivity, reduced absenteeism, and less employee turn-over.

*See June 5, 2000 cover story of *Business Week* ("Is Your Office Killing You? The Dangers of Sick Buildings").



Ceiling Tiles



To maintain the high air quality standards of the Tower Building, sealed ceiling tiles were employed which, prevent particles from breaking free from the panels and getting into the supply air stream. We chose a ceiling tile with 78% recycled content, 2X the typical recycled content found in most ceiling tiles!



Blair Towns at the Metro in Silver Spring



The Blair Towns  *Silver Spring, MD*
A Development of the Tower Companies
theBlairs



Blair Towns
at the Metro





The Blair Towns and Pepco Energy Services...A Powerful Partnership

**Welcome To Your New Home!
Now Make Another Environmentally Sound Move.**

**To PowerChoice® Green Electricity...
From Pepco Energy Services**

You've made the decision to live in an environmentally conscious community. Now you can keep moving in the right direction and harness the power of choice with this special offer for Green Electricity. It's all made available to you by Pepco Energy Services.

Why Not Go Green?... As Little as 60¢ a Month*...

When you join our growing family of environmentally aware consumers, you're helping to:

- ▶ Reduce air emissions
- ▶ Protect, restore and preserve the environment
- ▶ Support and promote development of new renewable resources, such as environmentally-friendly wind, solar, landfill gas and hydro power
- ▶ Ease dependence on foreign resources
- ▶ Support effective environmental organizations such as Chesapeake Bay Foundation, National Arbor Day Foundation and the Anacostia Watershed Society

It's Good for the Environment...But How is it Good for You?

As the leading provider of competitive energy, Pepco Energy Services can offer plans that suit your budget while allowing you to help the environment:

- ▶ 100% Green Electricity, produced entirely from renewable resources
- ▶ 51% Green Electricity, with over half of your energy produced from renewable resources
- ▶ 10% Green Electricity, a great way for you to make a positive impact on the environment

How Much Will It Cost You to Purchase Pepco Energy Services® Green Electricity?

Since renewable energy resources are still being developed, the cost to produce Green Energy is higher than conventional electricity. As investment in these resources continues to gain popularity, the cost of renewable energy will become more and more competitive.

Simply select the product you're interested in from the table below, and match it to your average monthly usage. As you can see, Green Electricity is very affordable!

***Pepco Energy Services Special Pricing for Blair Towns Tenants - Price is for a 6 month contract.**

	10% Green	51% Green	100% Green
Price Per kWh	5.13¢	5.42¢	5.70¢

** Note: Pepco Energy Services prices represent generation and transmission only. Pepco will continue to provide distribution services.

How much MORE will Green Electricity cost per Month?

	10% Green	51% Green	100% Green
Your Average Monthly Usage			
500 kWh	\$0.60*	\$2.30	\$3.45
1000 kWh	\$1.20	\$4.05	\$6.90
1500 kWh	\$1.80	\$6.08	\$10.35

Notes: Comparison based on PECO's retail price vs. PEPCO's average price to compare. PEPCO's average price to compare is the annual average cost for energy use (per kWh) by customers taking service under rate schedule R-Residential. You may use this figure to compare PEPCO's rates (per kWh) with rates offered to you by other electricity suppliers. Because your individual price to compare is based on your individual pattern of use over the most recent 12 months, your individual price to compare may be slightly different from the average for your rate class.

Enroll Today...and Help Create a Better Tomorrow!
Call Pepco Energy Services at

1-800-ENERGY-9

Please reference Special Offer Code: BLAIR to receive this pricing.
Or enroll online at www.pepcoenergy.com



Pepco Energy Services, Inc. is a wholly owned subsidiary of The Tower Companies (Pepco) with offices in Washington, D.C. and throughout the United States. Pepco Energy Services is a subsidiary of Pepco Holdings, Inc. (NYSE: PEP) and is a public company. Offer valid for Blair Towns Pepco Energy Services customers only. All Pepco Energy Services rates may vary. Service is provided only to Blair Towns customers. See terms and conditions for complete details. ©2009 Pepco Energy Services. All rights reserved. All electricity rates are the property of the respective utilities.



What's Next?



Tower II at Tower Oaks

Presently designed for LEED silver rating



Pictured: (left) Jeffery Abramson, Partner, Tower Companies, holding Maryland/DC 2003 NAIOF Award of Excellence for Best Suburban Office High Rise (The Tower Building). (right) Charles Segerman, Director of Green Development, Tower Companies, holding AOBA's Office Building of the Year 2002 for the Green Building Category (The Tower Building).

“The Tower Companies was the first private developer in the Washington D.C. metro area to make a major purchase of renewable energy”. -WRI

“Transforming the energy marketplace and helping clean the air, protect the environment, and build a sustainable future.”

-Matt Clouse, Program Manager, U.S. EPA Green Power Partnership (From the October 10, 2003 Congratulatory Letter Awarding Tower Companies with the Green Power Leadership Award.)



Pictured: (Left) Ed Mayberry, president and CEO of Pepco Energy Services, (Right) Jeffery S. Abramson, partner with The Tower Companies.



TOWER COMPANIES, PEPCO ENERGY SERVICES AND STERLING PLANET JOIN FORCES TO PROVIDE WASHINGTON'S FIRST RENEWABLE ENERGY FOR A COMMERCIAL DEVELOPER
2.5 million square feet will receive clean energy

Bethesda, MD – The Tower Companies, a family-owned commercial and residential developer known for building smart, green buildings, announced today its partnership with Pepco Energy Services (PES), a subsidiary of Pepco Holdings, Inc. (NYSE:POM) to supply renewable energy to all of its Washington, D.C. area buildings. All Tower buildings, representing some two and a half million square feet, will be supplied with over 24 million kilowatt hours of Green-e certified renewable “green” energy, which PES will supply through Sterling Planet’s “Renewable Energy Certificates” program. The Tower Companies is the first private developer in the D.C. area to purchase this type of energy.

Under the terms of the 18-month contract, PES will provide Tower’s Washington, DC Metropolitan Area buildings with 50% of their energy needs from green energy. Twenty-five percent (25%) green energy will be used in Tower-owned apartment communities. The World Resources Institute’s (WRI) Green Power Market Development Group and Think Energy, Inc., an environmental consulting firm, were also instrumental in helping Tower initially identify and evaluate various green power options and providers. Together, WRI’s Green Power Market Development Group and Tower suggested to PES, Inc. that they partner with Sterling Planet, a pivotal step in formulating the smart, green product now available to the public. The signed agreement reflects Tower’s ongoing commitment to reduce environmental impact and encourage other companies to do the same.

Tower’s use of renewable energy helps to offset CO₂, a key greenhouse gas, as well as SO₂ emitted into the atmosphere in the production of electricity from fossil fuels. Tower’s purchase represents enough energy to power 2100 homes annually. Their commitment will prevent the emission of approximately 25 million pounds of CO₂ into the atmosphere, which is equivalent to taking more than 2100 cars off the road annually. The purchase demonstrates Tower’s distinction as a leader in environmentally responsible development in the United States.

“Pepco Energy Services is pleased to partner with The Tower Companies to help make a cleaner America,” said Ed Mayberry, president and chief executive officer of Pepco Energy Services. According to Dr. Mayberry, this agreement with The Tower Companies demonstrates clean, green power can also be affordable power.

Why Did Tower Companies Purchase Green Power?

- Reduces air pollution
 - Prevents 25 million pounds of CO2 into the atmosphere, equal to protecting 3,455 acres of CO2 absorbing forest.
 - Equal to taking 2100 cars off the road annually or not driving 25 million miles annually.
 - Enough energy to power 1428 homes for 18 months
- Strengthens U.S. economy/ Supports Domestic Energy Programs
- Creates more U.S. jobs/businesses –less dependence on foreign imports
- Less dependence on fossil fuels/ Conserves natural resources
- Reduces environmental impacts
- Improves human health



**How do you get
involved?**

LEED™ Rating System:

(Leadership in Energy & Environmental Design)

Total Possible Points= 69 Certified= 26-32 pts. Silver= 33-38pts. Gold= 39-51pts. Platinum= 52-69

Sustainable Site (SS) [1] Site selection, [2] alternative transportation, [3] reduced site disturbance and [4] storm water management. **(14 Possible Points)**

Water Efficiency (WE) Water use reduction. **(5 Possible Points)**

Energy & Atmosphere (EA) [1] Energy and HCFC elimination, **[2] IMPLEMENTATION OF RENEWABLE ENERGY, [3] USE OF GREEN POWER** and [4] additional commissioning. **(17 Possible Points)**

Materials & Resources (MR) [1] Collection of recyclables, [2] use of materials with high percentages of recycled content; [3] products manufactured locally and [4] rapidly renewable/certified products. **(13 Possible Points)**

Indoor Environmental Quality (EQ) [1] Increased ventilation effectiveness, [2] indoor chemical and pollutant, [3] thermal comfort measures and [4] day lighting strategies. **(15 Possible Points)**

Innovation & Design Process (ID) credits for innovative measures not specifically covered by the LEED criteria. **(5 Possible Points)**

Green Power- Energy & Atmosphere 6.0

Intent

Encourage the development and use of grid-source energy technologies on a net zero pollution basis.

Requirement & Submittals: Credit 6.0 (1 point)

Engage in a two year contract to purchase power generated from renewable sources that meet the Center for Resource Solutions (CRS) Green-e products. Provide a copy of the two-year electric utility purchase contract for power generated from renewable sources. Provide documentation demonstrating that the supplied renewable power meets the referenced Green-e requirements.

1. Products must contain 50% or more renewable content averaged over one year.
2. Fossil portions of the products must have equal or lower air emissions (SO_x, NO_x, CO₂) than an equivalent amount of system power.
3. Air emissions from a renewable energy generator using waste materials for fuel must be equal to or less than the emissions that would otherwise be produced from the most common alternative disposal of the waste.
4. Product must not contain any nuclear power other than what is contained in system power purchased for the eligible product's portfolio.
5. Product must contain at least 5% "new renewable" electricity one year after regulation, 10% the second year (with pending increases of 5% each year until 25%).

“Sustainable development need not wait for tomorrow’s technological breakthroughs; green technologies, renewable sources of energy and other alternative solutions available today can begin to do the job.”

-Kofi Annan, Secretary General of the U.N., in an editorial published in the Washington Post during the week of the World Summit on Sustainable Development in Johannesburg 2002.



It's all about Teamwork!

